

NCBDC Director's Report March 18th, 2025

Website

- The website continues to run smoothly.
- We recorded 29 unique visits, including a real estate law firm from Miami.
- After speaking with one of their attorneys, I learned they are searching for industrial-zoned land in our area for a client. I informed them about the industrial park currently under development and expressed my interest in connecting their client with the property owner.

Sherrill Industrial Park

- Regular communication continues with Mr. Sherrill, the landowner.
- Duke Energy has enrolled the site in their "Site Readiness Program," with work already underway. The program's completion is anticipated within six months.
- The NFEDP completed a drone flyover of the property, officially listing it as Levy County's top priority site.
- A real estate firm from Ocala contacted me looking for industrial property for a client to build "tiny homes." I introduced them to the Sherrill property along with showing them the A&M manufacturing site in Chiefland.

Project Kiwi

- In early December, I participated in a Zoom meeting with the developers, their engineering firm, and the Town of Bronson's engineering firm to discuss extending city water and sewer services to the site. Initially, a high-level cost analysis was provided, but the developers requested a more detailed analysis of the buildout and timeline.
- The developers contacted me about a potential deal-breaking issue. Although I cannot disclose the specifics, I successfully resolved the problem with two phone calls. Following this resolution, the developers confirmed they are moving forward with the project.

Potential Grocery Store Chain

- For the eighteen months, a grocery store chain has been evaluating Levy County as a potential location. Discussions with their representatives have fluctuated but recently showed signs of progress.
- They inquired about potential tax incentives, and while Levy County does not currently offer tax abatements, I discussed the possibility with Mary-Ellen. She expressed interest in presenting a proposal to the BOCC for approval but obviously a much more in-depth plan will need to be put together before being brought forth.
- This is a significant step toward attracting quality companies to Levy County and creating jobs for residents.

After speaking with our co-chair, Greg Galpin, and from my personal experience, I can say that Levy County (and rural North Florida as a whole) is seeing more interest than ever before! More and more companies are seeking to relocate or expand their operations to more rural areas that help to provide their workers with a better quality of life. This gives Levy County the opportunity to provide more of our residence with better employment and better way quality of life as well. Much of our work force (roughly 73%) commute outside of Levy county for their jobs. Providing them with jobs in our own county will take them off the road and give them the ability to spend more time with their family.

Questions?

Thank you for your continued support as we work to advance economic opportunities in Levy County!